008.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,300 /	692,300
					USE VALUE:	692,300 /	692,300
					ASSESSED:	692,300 /	692,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACCHI ANNE S/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	1003 E 44TH ST
Street 2:	C/O KATHY MACCHI
Twn/City:	AUSTIN
St/Prov:	TX Cntry: Own Occ: Y
Postal:	78751 Type:

PREVIOUS OWNER

Owner 1:	MACCHI ANNE S/ LIFE ESTATE -
Owner 2:	-
Street 1:	61 NEWCOMB ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,331 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1798 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4331.000	249,000	3,400	439,900	692,300
Total Card	0.099	249,000	3,400	439,900	692,300
Total Parcel	0.099	249,000	3,400	439,900	692,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.00 | /Parcel: 385.0

Legal Description

User Acct 7584

GIS Ref

GIS Ref

Insp Date 11/17/17

Entered Lot Size

Total Land:

Land Unit Type:

!814!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,000	3400	4,331.	439,900	692,300	692,300	Year End Roll	12/18/2019
2019	101	FV	197,700	3400	4,331.	467,400	668,500	668,500	Year End Roll	1/3/2019
2018	101	FV	197,700	3400	4,331.	341,000	542,100	542,100	Year End Roll	12/20/2017
2017	101	FV	197,700	3400	4,331.	297,000	498,100	498,100	Year End Roll	1/3/2017
2016	101	FV	197,700	3400	4,331.	253,000	454,100	454,100	Year End	1/4/2016
2015	101	FV	192,400	3400	4,331.	247,500	443,300	443,300	Year End Roll	12/11/2014
2014	101	FV	192,400	3400	4,331.	203,500	399,300	399,300	Year End Roll	12/16/2013
2013	101	FV	192,400	3400	4,331.	193,600	389,400	389,400		12/13/2012

PRINT

Date	Time
12/10/20	16:31:57

LAST REV

Date	Time
11/20/17	07:52:49

ekelly

814

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACCHI ANNE S/	55330-441		9/8/2010	Convenience	1	No	No		
MACCHI ANNE S,	54870-213		6/23/2010	Convenience	1	No	No		
	10368-241		9/27/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/1996	425	Manual	2,350					CEDAR SHINGLES

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	345	PATRIOT
9/23/1999	Meas/Inspect	264	PATRIOT
8/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4331		Sq. Ft.	Site		0	80.	1.27	1									439,943						439,900	

Total AC/HA:	0.09943	Total SF/SM:	4331	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	439,943	Spl Credit		Total:	439,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33672333
Const Adj.:	0.97563571
Adj $ / SQ:	163.019
Other Features:	49750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338280
Depreciation:	89306
Depreciated Total:	248974

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

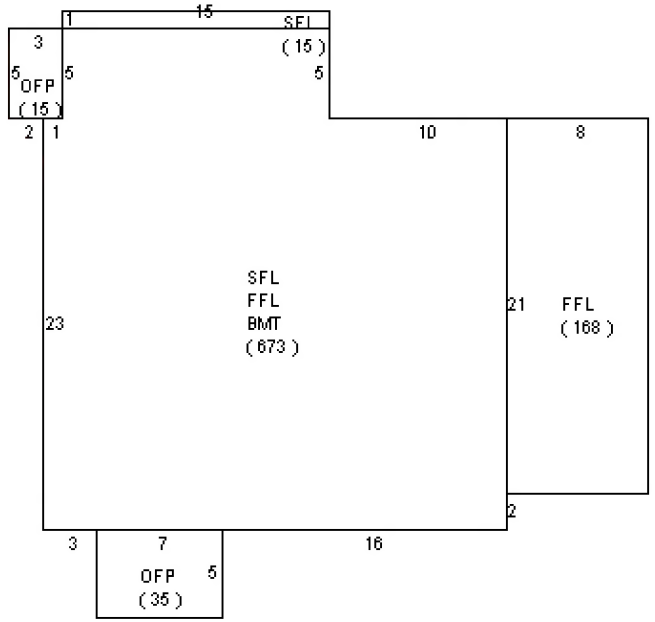
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.02
Special Features:	0	Val/Su Net:	110.57
Final Total:	249000	Val/Su SzAd	162.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	841	163.020	137,099
SFL	Second Floor	688	163.020	112,157
BMT	Basement	673	55.170	37,127
OFP	Open Porch	50	42.930	2,146

Net Sketched Area:	2,252			Total:	288,529
Size Ad	1529	Gross Are	2252	FinArea	1798

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1922	26.57	T	40	101			3,400			3,400

More: N	Total Yard Items:	3,400	Total Special Featues:		Total: 3,400